

**ROCKY HILL PLANNING BOARD**  
**Minutes of the December 9, 2008 Meeting**

Present: T. Bremner, T. Corlis, L. Goldman, D. Kluchinski, C. Pihokken, G. White, R. Whitlock, E. Zimmerman

Absent: R. Ayrey, C. Cann, A. Youtz

Also present: V. Kimson and K. Philip

**Statement Of Adequate Notice**

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

**Chairman's Comments and Correspondence:**

C. Pihokken stated that this is the last meeting of 2008, he expressed thanks to the Board members for all of their time dedicated to Borough matters. He also expressed thanks to the Borough's professionals and recording secretary for their help.

**Open Public Comment Period:** The meeting was opened to the public.

Monica Lang, 6 Montgomery Avenue, asked the board about the tennis wall that is proposed to be constructed. She stated that it is very large and will be quite visible from the Green Acres property. She asked why the Planning Board did not review the plan. C. Pihokken stated that when the Borough is proposing projects, the Planning Board does not have jurisdiction therefore there is no necessity for Borough Council to request that the Planning Board review the plan. E. Zimmerman stated that the plan was reviewed and approved by the State Historic Preservation office.

Ralph Terragosa, 11 Montgomery Avenue, stated that the tennis wall will be constructed right behind his back yard. He believes that the wall will impact his viewscape and this structure may reduce the value of his land.

Susan Bristol, 104 Washington Street, stated that capital projects have come before the Planning Board in the past as a courtesy review. Good input has been received from the Board and residents on those matters and she hopes that the Mayor and Council members choose to invite the public to participate in discussions on capital projects like this. She advised that she did have the opportunity to review the plan and there appears to be several inaccuracies on it but in response to Mrs. Lang, she is unsure if the wall is in the green acres portion of the property.

Being that there was no one who wished to address the board, the open public portion of the meeting was closed.

**DISCUSSION:**

- a) Village Center Historic Preservation District  
Design Guidelines

C. Pihokken stated that grant monies had been received in 2004 for the preparation of design guidelines for Rocky Hill's historic district. E. Zimmerman stated that he received a letter from the County regarding the design guidelines, he advised that this matter took place prior to his

term as Mayor and he thought this had been completed but it appears that the actual document was not produced. The total amount of the grant is \$13,500 - \$6750 from the County with a Borough match of \$6750. He stated that the design guidelines must be prepared right away. R. Whitlock stated that the County provided a copy of Hopewell Township's design guidelines to use as a reference although it is more detailed than what is needed by Rocky Hill.

V. Kimson stated that when the original grant application was prepared, the application requested funds for design guidelines for buildings within the historic district. She stated that in 1989 the Borough prepared design guidelines but an updated document is needed. She stated that the guidelines should be very specific as to what details the Planning Board wants to see when development is considered in the historic district.

The meeting was opened to the public.

Susan Bristol, 104 Washington Street, advised that she was the Chairman of the Planning Board at the time of the grant approval. Ms. Bristol stated that this grant was the 4th of four grants received from the County that year. She advised that Susan Kimball wrote the application for the grant, the historic ordinance is in place but there is not a lot to graphically support the applicant's understanding of the historic ordinance therefore the design guidelines are exactly what is needed in Rocky Hill. She advised that Alloway Graphics did the Princeton brochure and perhaps that same firm worked on the guidelines for Hopewell Township. Ms. Bristol stated that the Planning Board members on the Preservation Subcommittee worked on most of the content for the design guidelines, they marked up the 1989 guidelines and Tony Soriano received the marked up copy in July 2003. Ms. Bristol handed Chairman Pihokken a copy of the documentation she had on this matter. She stated that the village center designation had been referenced in the grant application; this designation was very beneficial when requesting grant monies. V. Kimson stated that the guidelines should be more illustrative than the historic ordinance. Ms. Bristol recommended that this be attached to the historic preservation ordinance because it is very informative. The document should contain all of the aspects of an "as-built" form that would allow something new to fit in or to complete a pattern. It should not attempt to provide stylistic detail.

E. Zimmerman stated that the design guidelines should be a priority for next year. He asked that after the first of the year a subcommittee should be selected to work on the document.

No one else wished to address the board on this matter therefore the public portion of the meeting was closed.

Being that there were no other matters before the board, motion was made and seconded to adjourn the meeting at 8:30 p.m. Motion carried.

The next meeting is scheduled for Tuesday, January 13, 2009.

Respectfully submitted,

Kerry A. Philip  
Secretary